24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 9239 PAGE 296

ADDRESS NEW OWNER:
Michael R. Spence
206-208 Rhine Drive
Madison, TN 37115

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
First Investment Company
4300 E. Broad Street
Columbus, OH 43213

MAP AND PARCEL:
MAP 42-14
PARCEL 36
11D 11355

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Don Carlton Crouch and wife, Lynn Ann Crouch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael R. Spence, unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 112-A, Resubdivision of Lots 112 and 113 of Sherry Heights, Section 3, of record in Book 6050, Page 206, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Don Carlton Crouch and wife, Lynn Ann Crouch , by deed from Larry Lafferty of record in Book 8165, Page 555, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 6050, Page 206, said Register's Office.

This is improved property known as 206-208 Rhine Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael R. Spence, unmarried, their heirs and assigns, forever; and we, Don Carlton Crouch and wife, Lynn Ann Crouch do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

14171
IDENTIF. & REFERENCE

94 FEB -2 PM 2:35
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

1695 02/02 0101 03CHECK 238.03

Witness our hands this the 1st day of February, 1994.

Don Carlton Crouch

Don Carlton Crouch

Lynn Ann Crouch

Lynn Ann Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don Carlton Crouch and wife, Lynn Ann Crouch the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of February, 1994.

Charlotte a McBride

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 61,900.00.

Michael R Young

AFFIANT

Subscribed and sworn to before me this 1st day of February, 1994.

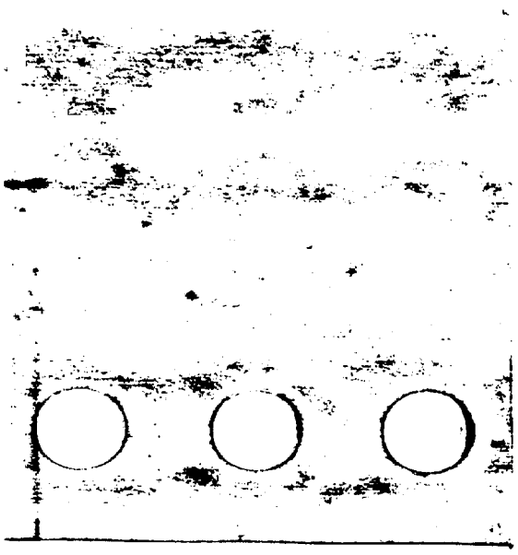
Charlotte a McBride

NOTARY PUBLIC
My Commission Expires: 7-1-97

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

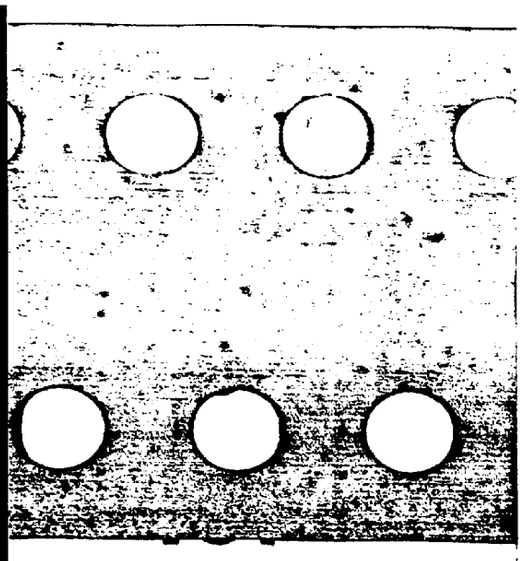
FOR _____ BOOK 9239 PAGE 298

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 61900.00
CON TX 229.03
PRFEE 1.00
WDEED 8.00
TOTAL 238.03
CHECK 238.03

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0102476 DT 2-4-94 5001 1695



14171
IDENTIF. # REFERENCE

94 FEB -2 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752682